

- C. **Standards.** Personal property sales shall comply with the following standards:
1. **Personal property only.** Items offered for sale for profit shall be limited to personal property not acquired for resale, owned by the applicant who shall be the resident of the dwelling where the sale is to be conducted.
 2. **If nonprofit organization joins in application.** Personal property from several donors may be sold only if a nonprofit organization joins in the application and states that it will receive the entire net proceeds from the sale.
 3. **Signs.** One temporary on-site sign advertising the sale, not exceeding four square feet in area, is allowed during a sale.
 4. **Limitation on number and duration of sales.** A Personal Property Sales Permit shall be issued for a maximum of two sales, each not exceeding three consecutive days, for each site within any 12-month period.

17.50.200 - Personal Services - Restricted and Pawnshops

- A. **500-foot separation required.** A personal services restricted use or pawnshop, as those land use types may be defined in Article 8 (Glossary), shall be a minimum of 500 feet from another personal services restricted use or pawnshop.
- B. **How to measure separation.** The distance between any structure used as a personal services restricted use or pawnshop and another structure used as a personal services restricted use or pawnshop shall be measured in a straight line, without regard to intervening structures, from the closest property line of the structure used as a personal services restricted use or pawnshop to the closest property line of another structure used as a personal services restricted use or pawnshop.

17.50.210 - Private Residential Recreational Facilities

- A. **Allowed outdoor lighting.** Golf facilities, sport courts, and other recreational facilities in conjunction with a single-family dwelling or residential project may have outdoor lighting only with a Minor Conditional Use Permit approved by the Zoning Administrator in compliance with Section 17.61.050.
- B. **Compliance with Section 17.40.080.** Any approved lighting shall comply with the requirements of Section 17.40.080 (Outdoor Lighting).
- C. **Allowed fences.** Fences allowed in conjunction with the recreational facilities (e.g., tennis court), shall be reviewed through the Conditional Use Permit required for the recreational facility, in compliance with Section 17.61.050. The Conditional Use Permit shall determine the height, location, and materials of the fence.

17.50.220 - Recycling Facilities

- A. **Small collection facilities.**

17.50.220 - Recycling Facilities

A. Small collection facilities.

1. **Applicable facilities.** The facility shall only be established in conjunction with a commercial, community, or public facility that is conducted in compliance with the requirements of the Department of Public Works and the Building Division.
2. **Permit requirements.** The location and type of the facility on the site shall be subject to the approval of a Minor Conditional Use Permit issued in compliance with Section 17.61.050.
3. **Location.** The bins and/or reverse vending machines shall be located:
 - a. As close as possible to the main structure they are intended to serve; and
 - b. At least 75 feet from the nearest residential use.
4. **Limitation on number.** There shall be no more than one facility for each commercial business.
5. **Size of facility.** The maximum height of the bins, boxes, and/or containers shall be eight feet six inches measured from the ground, and shall cover no more than two standard parking stalls. The color and design of the bins, boxes, or containers shall be approved by the Zoning Administrator.
6. **Materials of construction.** The facility shall be constructed and maintained with durable waterproof and rustproof material, and the bins, boxes, or containers shall be covered and contained in such a manner that they do not present a danger to the public health, safety or welfare.
7. **Site maintenance.** The site shall be kept clean and maintained in a litter-free condition at all times.
8. **Identification of allowed materials.** The facility shall be clearly marked to identify the type of material(s) to be deposited.
9. **Signs.** The maximum sign area shall be limited to 20 percent of the area of the side of the bins, boxes, or containers. No pole signs are allowed. Approval of signs shall be done by the Zoning Administrator and Design Review, concurrently with the review of the recycling center.

B. Large collection facilities.

1. **Permit requirements.** The location and type of the facility on the site shall be subject to the approval of a Conditional Use Permit issued in compliance with Section 17.61.050.

2. **Location.** The facility shall be located:
 - a. Within an enclosed structure; and
 - b. At least 100 feet from the nearest residential use.
3. **Storage requirements.**
 - a. All storage of material shall be in sturdy containers or enclosures with tightfitting covers, which are secured and maintained in good condition, or shall be baled or pelletized.
 - b. The depositing of materials on the ground is prohibited.
 - c. Storage containers for flammable material shall be constructed of nonflammable material.
 - d. Oil storage shall be in containers approved by the Fire and Health Departments.
4. **Performance standards.** The facility shall comply with the environmental performance standards of Section 17.40.090.
5. **Identification and signs.** The facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation. Identification and information signs shall meet the sign standards for the zoning district in which the facility is located.
6. **Allowable materials.** Recyclable materials shall be presorted and shall include no hazardous materials.
7. **Hours of operation.** The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
8. **Maintenance.** The site shall be maintained free of litter and any other unsanitary materials and shall be cleaned of debris on a daily basis. The facility shall be maintained free from rodents at all times.

17.50.230 - Religious Facilities

A. Development standards.

1. **In residential zoning districts.**
 - a. The development standards for religious assembly uses located in residential zoning districts shall be as specified in the Conditional Use Permit, issued in compliance with Section 17.61.050, except that the interior side setback shall be a minimum of 15 feet and the rear setback shall be a minimum of 25 feet.
 - b. The front and corner side setbacks shall be the same as that required for an allowed use.

2. **In commercial zoning districts.** The development standards for religious assembly uses located in commercial zoning districts shall be in compliance with the subject zoning district.

B. Storefront windows and doors. If the use is proposed to be located in an existing structure, any storefront windows and doors shall remain. All windows shall be transparent.

C. Hours of operation for accessory uses. Uses accessory to a religious assembly use in an R district other than temporary homeless shelters may only operate between 9:00 a.m. and 9:00 p.m. by right; and between 9:00 p.m. and 9:00 a.m. subject to a Conditional Use Permit issued in compliance with Section 17.61.050.

D. Columbariums. A columbarium in conjunction with a religious facility shall comply with the following requirements.

1. **Location on site.** The columbarium shall not project beyond the front foot of the building occupancy of the religious facility.

2. **Enclosure required within residential zoning districts.** A columbarium within a residential zoning district shall be located only within in a structure enclosed on all sides.

3. **Standards for outdoor facilities.** A columbarium located outside of a structure shall comply with the following requirements.

a. The columbarium shall be set back a minimum of 20 feet from each property line, but shall be set back 100 feet from any property line abutting a residential use or a residential zoning district.

b. The height of the columbarium shall not exceed eight feet.

c. A masonry wall with a minimum height of six feet shall screen the columbarium from streets and adjacent lots.

d. Landscaping shall be provided at a ratio of two square feet of landscaping for each square foot of columbarium area.

4. **Parking requirements.** The religious facility shall provide the minimum number of parking spaces required in Chapter 17.36 (Parking and Loading).

5. **Contact information.** The name, address, and telephone number of the individual, owner, board of trustees, or designated caretaker responsible for the maintenance of the columbarium shall be kept on record in the office of the religious assembly use.

6. **Relocation after closure of religious facility.** Upon discontinuance of the religious assembly use, the columbarium shall be relocated in compliance with all applicable State laws.

- E. Temporary homeless shelters.** Where allowed by the applicable zoning district, a religious assembly use may use the site for a temporary homeless shelter without having to obtain a Conditional Use Permit if the following requirements are met:
1. Within the residential zoning districts and the CO and PS zoning districts, the religious facility was authorized through Conditional Use Permit approval;
 2. No rent or fees of any kind are charged for the service offered to homeless persons;
 3. Except within commercial zoning districts, the facility that is used to house homeless persons accommodates a maximum of 10 persons at any one time. Within commercial zoning districts, there is no limitation on the number of homeless persons that can be accommodated;
 4. Homeless persons reside at the facility a maximum of 60 days;
 5. Occupancy by homeless persons at the facility commences upon the religious facility receiving a Certificate of Occupancy; and
 6. The fee for a Certificate of Occupancy required by Municipal Code Chapters 14.37 and 17.16 shall not be required of a religious facility that seeks a Certificate of Occupancy for a temporary homeless shelter.

17.50.240 - Research and Development Facilities

- A. Applicability.** Research and development facilities, as this land use type may be defined in Article 8 (Glossary of Specialized Terms and Land Use Types) may exceed the height limit and appurtenance roof coverage provisions identified in this Zoning Code.
- B. Height and appurtenance roof coverage provisions.**
1. **Height limits.** The height limit may be exceeded by a maximum of 10 feet (excluding the appurtenance height) in order to accommodate additional mechanical equipment between floors. However, no additional floor area shall be allowed by this provision.
 2. **Appurtenance roof coverage encroachments.** Subparagraph 17.30.060 D.2.a. specifies that appurtenances covering not more than 25 percent of the roof area may exceed the height limit established by the applicable zoning district by a maximum of 15 feet. However, the allowable appurtenance roof coverage for research and development facilities may exceed the height limit for up to 50 percent of the roof area.
- C. Allowed by Minor Conditional Use Permit.** The height and/or appurtenance roof coverage provisions may be exceeded to the maximum limits identified in Subsection B., above through the approval of a Minor Conditional Use Permit, granted in compliance with Section 17.61.050.

17.50.250 - Residential Uses - Accessory Uses and Structures

- A. Limitation on use.** Accessory structures shall be limited to uses which are accessory to the main use, including but not limited to, cabana, garage or carport, gazebo, greenhouse, pergola, pool, or hot tub and related equipment, or workshop. An accessory structure shall not be used for sleeping quarters.
- B. Restricted items and facilities.**
1. **Prohibited facilities.** Bathtubs, fireplaces, and kitchens (full or partial) are prohibited within accessory structures.
 2. **Allowed, but restricted facilities.** Air conditioning, heating, shower, toilet, washtub, and/or washer and dryer facilities are allowed within accessory structures; however:
 - a. When an accessory structure contains air conditioning, heating, shower, and/or toilet facilities, a covenant shall be required.
 - b. The covenant shall state that the structure is an accessory structure and shall be maintained as an accessory structure and not be used for sleeping quarters or be converted to a residential use.
 - c. The purpose of this covenant is to ensure that subsequent owners of the property are aware of the restrictions on the property.
 3. **Other related items.** Other related items not listed above may only be allowed if first approved by the Zoning Administrator.
- C. Timing of construction.** An accessory structure shall not be constructed before the main structure.
- D. Limitation on location.**
1. An accessory structure shall not occupy a required front or corner side setback.
 2. An accessory structure may be located in a required side or rear setback; provided it is more than 100 feet from the front property line or in the rear 25 feet of the site.
 3. A lot abutting on the front 100 feet of a key lot shall maintain a minimum four-foot rear setback.
- E. Size, height, and setback requirements.**
1. **Height limits.**
 - a. **Nine-foot limit with two-foot setback.** An accessory structure shall not exceed an overall height of nine feet, but only if located at least two feet from the property lines.

- b. **Nine-foot top plate.** The height of the top plate of an accessory structure shall not exceed nine feet.
- c. **Encroachment plane.** An accessory structure may raise in height above the nine-foot limit as it steps back further from the two-foot initial setback, but shall not intercept an encroachment plane sloping inward from a point nine feet in height (beginning at the two-foot setback) and rising a maximum of one and on-half feet for each one foot of distance starting at the two-foot setback.
- d. **15-foot limit with five-foot setback.** An accessory structure may raise to, but shall not exceed, an overall height of 15 feet, but only if located at least five feet from the property line. The allowable raise shall be in compliance with Subparagraph c., immediately above.
- e. **Modification by Minor Conditional Use Permit.** The maximum height may be modified by a Minor Conditional Use Permit, granted in compliance with Section 17.61.050.
- f. **Modification by Historic Preservation Commission.** For designated landmarks or structures in a designated historic district, the maximum height of an accessory structure may be exceeded without a Minor Conditional Use Permit, but only if approved by the Historic Preservation Commission, and only upon finding that the greater height is necessary in order to achieve a design that is architecturally compatible with the main structure.

2. **Length of structure walls.**

- a. In order to prevent an excessive amount of structure located along a property line, the maximum horizontal length of an accessory structure that can be located only two feet from the property line shall be limited to 22 feet.
- b. Any portion of the structure that exceeds 22 feet in length shall be required to be set back a minimum of five feet from the property line.

F. **Separations between structures.**

- 1. **Utility pole.** When a utility pole is located on the same site as a proposed accessory structure, a minimum separation of at least four feet shall be maintained between the pole and the accessory structure.
- 2. **Other structures.** An accessory structure, other than mechanical equipment, a hot tub, or a swimming pool, shall maintain a minimum separation of six feet from any other structure on the site. The separation shall be clear and unobstructed by any encroachments.
- 3. **Pools and hot tubs.** Pools, hot tubs, and related equipment, and all mechanical equipment shall not be closer than five feet from a property line. The Zoning Administrator may modify this requirement for pool equipment when adjacent to an alley.

G. Maximum floor area of accessory structures.

1. The maximum size of all accessory structures on a site shall not exceed an aggregate of 600 square feet or six percent of the lot size, whichever is greater.
2. An accessory structure with a roof that is at least 50 percent open shall not be included in the calculation of the maximum size.

H. Garages and carports.

1. **Attached garages.** On a lot 50 feet in width or wider, an attached garage that is visible from the street shall not occupy more than 50 percent of the structure frontage of the main structure.
2. **Carports.** A carport shall only be located behind the main structure and not visible from a public right-of-way, and shall not be allowed on a corner lot.

17.50.260 - Restaurants**A. Bars and outdoor dining areas.**

1. **Bar areas.** Bar areas shall be defined by a barrier approved by the Zoning Administrator.
2. **Outdoor dining areas.** Outdoor dining areas shall be defined by landscaping or other barriers approved by the Zoning Administrator.

B. Fast food and formula fast food restaurants and drive-through. See Section 17.50.090 (Drive-Through Businesses).**17.50.270 - Schools, Private****A. Indoor classroom area.** Indoor classroom area (exclusive of bathrooms, hallways, kitchens, offices, and other nonclassroom space) shall be 24 square feet for each child enrolled.**B. Outdoor play area.**

1. In residential zoning districts, a minimum of 125 square feet shall be provided for each child enrolled.
2. In nonresidential zoning districts, a minimum of 75 square feet shall be provided for each child enrolled.
3. No outdoor play area shall be located within a required front or corner side setback or within 25 feet of a residential use.

C. Traffic control plan. The applicant shall submit a traffic control plan showing how loading and unloading of school children will occur with minimum disruption to traffic.

- D. Noise.** Each school shall be designed and operated to comply with the noise regulations of Municipal Code Chapter 9.36.

17.50.275 - Second Dwelling Units

- A. Applicability.** The following standards apply to the construction of second dwelling units.

B. Location and operational standards.

1. A second dwelling unit may be constructed on any legal parcel of 15,000 square feet or more in any RS zoning district.
2. Second dwelling units are prohibited on properties located within the Hillside and Landmark Overlay Districts.
3. Second dwelling units shall only be built when there is an existing single-family residence (e.g., primary residence) on the site. If a site is vacant, a second dwelling unit may be constructed at the same time as the primary residence.
4. There shall be a minimum distance of 500 feet between properties with second dwelling units constructed under these provisions. This distance shall be measured from the nearest property line of the parcel on which the second dwelling unit is proposed to the nearest property line of the parcel containing a second dwelling unit.
5. The property owner shall occupy one of the two units on the site as a primary residence. If thereafter the owner occupies neither unit, the second dwelling unit shall automatically become a nonhabitable space, shall not be used as a dwelling, and shall not be rented.
6. A second dwelling unit is only allowed on a lot that is connected to a public sewer system.
7. Existing single-family structures shall not be demolished to allow the construction of a second dwelling unit.
8. Trailers or prefabricated housing shall not be allowed to be used as a second dwelling unit.
9. No more than 20 new second dwelling units shall be allowed per calendar year within the City boundaries, with no more than 200 allowed within a ten-year period.
10. Some flexibility from the standards of this ordinance is allowed for the relocation of a historic resource onto the front of a property with an existing single-family residence. Flexibility could include using the rear house as a second dwelling unit even though it may exceed the maximum size for a second dwelling unit. Waivers from these standards to accommodate the relocation of a historic resource shall be subject to the review and approval of the Director.

C. Development standards.

1. Except as identified in this Subsection, second dwelling units shall comply with all of the development standards (e.g., encroachment plane, floor area, height, lot coverage, setbacks, etc.) that apply to the primary residence.
2. A second dwelling unit shall not be more than 800 square feet in gross floor area.
3. A second dwelling unit shall be limited to a height of one story, not to exceed 12 feet to the top plate and 17 feet to the highest ridgeline, and shall not exceed the height of the primary residence.
4. A second dwelling unit shall be located behind the rear building line of the primary residence, and be clearly subordinate by location and size.
5. A minimum building separation of six feet shall be maintained (eave to eave) between the primary residence and a detached second dwelling unit. A minimum building separation of 10 feet shall be maintained (eave to eave) from the entrance of a second dwelling unit if it is facing the wall of another structure on the property.
6. No entry to a second dwelling unit shall be visible from the public right-of-way.

D. Parking and circulation standards.

1. The primary residence shall provide the required two covered parking spaces on site before allowing a second dwelling unit on the subject property. An additional two covered parking spaces shall be provided on-site for the second dwelling unit.
2. No overnight parking permits shall be issued for a property with a second dwelling unit approved under these provisions.
3. A second dwelling unit shall share the driveway with the existing primary residence on the site. A second driveway shall only be allowed from an alley, if there is an alley that serves the subject site.

17.50.280 - Senior Affordable Housing Regulations

- A. Density.** Density shall be a maximum of 48 units per acre. A maximum of 50 percent density bonus is allowed. Projects shall meet all other density bonus provisions under Section 17.42.100 (Density Bonus and Incentive Provisions) and are eligible for incentives.
- B. Development standards.** Development standards including the number of parking spaces shall be prescribed and reviewed as part of the Conditional Use Permit, except that the front setback shall be a minimum of 20 feet, and the rear, side, and corner side yard setbacks shall be a minimum of 10 feet. Parking may be uncovered and located within the rear yard setback.
- C. Location.** A Senior Affordable Housing project shall be located within 500 feet of a Medical Office or Medical Services - Hospital use. The Medical Office use or Medical Services - Hospital use shall be located within the PS district.

- C. **Occupancy.** Each unit shall be occupied by at least one senior citizen.

17.50.290 - Service Stations, Vehicle Washing, and Detailing

- A. **Applicability.** The following standards apply to the new construction, remodeling, or expansion of service stations and vehicle washing and detailing businesses.
- B. **Application requirements.** A lighting plan shall be submitted with the Conditional Use Permit application. Lighting requirements shall comply with the outdoor lighting requirements of Section 17.40.080.
- C. **Minimum site area.** A service station, vehicle washing and detailing business, or combination thereof shall be located on a site of at least 15,000 square feet, with a minimum of 125 feet of frontage on a public street. This requirement shall not apply to the remodeling or expansion of a preexisting service station or vehicle washing and detailing business.
- D. **Site layout.**
1. Mobile recycling trucks, and temporary, nonpermanent structures may not be located on a service station or vehicle washing and detailing site without Conditional Use Permit approval.
 2. Ancillary services (e.g., air, water, telephone, and vending machines) shall be located in an area that does not impede vehicular traffic.
 3. A cashier kiosk shall be constructed to provide safe access for patrons. A minimum of three pedestrian queue spaces for each service station site shall be provided.
 4. The site plan/site layout shall be designed to ensure maximum security for employees and patrons.
- E. **Planting areas.** Perimeter planting areas shall be as required for parking lots by Chapter 17.36 (Parking and Loading), except where a structure adjoins an interior property line. Required interior planting areas may adjoin perimeter planting areas. The landscape plan shall comply with Chapter 17.34 (Landscaping) and all applicable design guidelines.
- F. **Storage of materials and equipment.**
1. The provisions of Section 17.50.180 (Outdoor Display, Storage, and Seasonal Sales) shall apply, except that a display rack for motor vehicle products may be maintained at each pump island of a service station.
 2. If display racks are not located on pump islands, they shall be placed within three feet of the main structure, and shall be limited to one for each street frontage.
 3. Storage of inoperative vehicles is prohibited.
 4. The location of display racks and vending machines shall be specified by the Conditional Use Permit.

- G. **Restrooms.** All restroom entrances shall be screened from view from adjacent properties or street rights-of-way. Screening material may be partially open or perforated provided the openings or perforations do not constitute greater than 50 percent of the total screening surface area and are uniformly distributed throughout the screening material.
- H. **Dispensing machines.** The location of food, cigarette, and/or soft-drink vending machines and Automated Teller Machines (ATM's) shall be shown on the plans submitted and shall be reviewed as part of the Conditional Use Permit process. No game machines shall be allowed on a service station site.
- I. **Equipment rental.** Outdoor storage of, and sale, lease, or rental of trailers, trucks, or similar equipment shall be reviewed as part of the Conditional Use Permit process.
- J. **Vehicle washing and detailing - Drainage.** Each vehicle washing and detailing business (both large and small scale) shall provide evidence of compliance with the regulations of the Sanitation District of Los Angeles County related to drainage. Discharge into the storm drain system is not allowed without approval from the Los Angeles County Regional Water Quality Control Board.
- K. **Vehicle washing and detailing - small-scale businesses.** A small-scale vehicle washing and detailing business shall be located within a parking structure having a minimum of 500 vehicle parking spaces.
- L. **Service stations - minimum number of fueling positions.** A full-service station in the CL zoning district shall have a minimum of eight fueling positions.
- M. **Site maintenance.** All paved areas shall be maintained grease-free.

17.50.300 - Single Room Occupancy (SRO) Facilities

- A. **Limited Commercial (CL) district.** Notwithstanding the provisions of Section 17.76.030, existing nonconforming single-room occupancy residential in the Limited Commercial (CL) zoning district may be altered to comply with the following single-room occupancy residential development standards without obtaining a Conditional Use Permit.
- B. **Site area per unit.** Site area per unit standards shall not apply to single-room occupancy facilities.
- C. **Unit size and occupancy.** The minimum size of a unit shall be 150 square feet and the maximum size shall be 220 square feet which may include bathroom and/or kitchen facilities.
- D. **Common area.** A minimum of 10 square feet for each unit or 250 square feet, whichever is greater, shall be provided for a common area. All common area shall be within the structure. Dining rooms, meeting rooms, recreational rooms, or other similar areas approved by the Zoning Administrator may be considered common areas. Shared bathrooms and kitchens shall not be considered as common areas.

- E. Management.** A single-room occupancy management plan shall be submitted to, reviewed, approved and enforced by the Housing Administrator of the Housing and Development Department. The management plan shall be approved before issuance of a Certificate of Occupancy. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures and staffing needs including job descriptions. The approved management plan shall be in recordable form as approved by the City Attorney and recorded before issuance of a Certificate of Occupancy. A 24-hour resident manager shall be provided for any single-room occupancy use with 12 or more units.
- F. Development regulations.** Each single-room occupancy facility shall comply with all applicable commercial development standards for the applicable zoning district.
- G. Parking.** See Chapter 17.46 (Parking and Loading).
- H. Kitchen facilities.** Each unit shall be provided a kitchen sink serviced with hot and cold water with a garbage disposal and a counter top measuring a minimum of 18 inches wide by 24 inches deep. A complete kitchen facility available for residents shall be provided on each floor of the structure, if each individual unit is not provided with a minimum of a refrigerator and a microwave oven.
- I. Bathroom facilities.** For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

17.50.310 - Telecommunications Facilities

- A. Applicability.** Wireless telecommunications antenna facilities shall comply with the following requirements. The provisions of this Section do not apply to satellite earth station antennas due to preemption by Part 25 of Title 47 of the Code of Federal Regulations.
- B. Definitions.** The Specialized terms and phrases used in this Section are defined under "Telecommunications Facility Definitions" in Article 8 (Glossary).
- C. Requirements for all facilities.**

 - 1. Prohibited fencing materials.** The use of chain-link fencing or razor wire in the design of a facility or related support facilities is prohibited.
 - 2. Screening required.** Support facilities housed outside of structures shall be screened from public view by fences, landscaping, trellises, walls, and similar treatments.
 - 3. Illumination.** Building-mounted facilities and support structures may not be illuminated unless specifically required by the Federal Aviation Administration or other governmental agencies.

4. **Signs.** No off-premises or on-premises signs may be placed by a wireless telecommunications service provider on a building or support structure to which a facility is attached. Each facility shall be located a minimum of 25 feet from an existing off-premises sign or an on-premises freestanding sign.
5. **Site maintenance.** The site of the facilities shall be maintained in a condition free of debris, refuse, and trash. All graffiti shall be removed within 72 hours.
6. **Inoperable or unused facilities.**
 - a. If a support structure, or an antenna array affixed to a building or support structure, becomes inoperable or ceases to be used for a period of 180 consecutive days:
 - (1) The permittee shall give written notice of inoperability or nonuse to the Zoning Administrator; and
 - (2) The antenna array and, if applicable, the support structure shall be removed within 90 days.
 - b. If removal does not occur, the City may remove the antenna array and, if applicable, the support structure, at the permittee's expense; provided, however, that if other antenna arrays owned or operated by other service providers are affixed to the same support structure then only the antenna array that has become inoperable or has ceased to be used is required to be removed, and the support structure may remain in place until all service providers cease to use it.

D. Requirements for new support structures.

1. **Projection from roof prohibited.** No new support structure may project from the roof of a building.
2. **Separation from buildings.** A new, freestanding support structure shall be a minimum of 10 feet from a building on the same site unless that building houses equipment accessory to the support structure.
3. **Setback from residential.** A new, freestanding support structure, including any accessory equipment facility, shall be located at a distance not less than the height of the support structure from the site of any residential use or any residentially zoned land.
4. **Co-location.** The co-location of antennas on a single support structure is encouraged. This includes co-location with the facilities of other wireless communications service providers, including public and quasi-public agencies using similar technology unless specific specialized constraints preclude co-location.
5. **Height limit.** Notwithstanding the maximum height requirements in any zoning district, freestanding support structures shall not exceed a maximum height of 60 feet above existing grade in any zoning district.

6. **Security.** The support structure and support facilities shall be constructed so as to prevent unauthorized entry into the support facilities or onto the support structure.
7. **Finding required for approval.**
 - a. **Required finding.** No new support structure will be allowed unless the review authority, in addition to the findings required by Section 17.61.050, first finds that, based upon evidence submitted by the applicant, no existing building or support structure can reasonably accommodate the proposed wireless telecommunications antenna facility.
 - b. **Evidence to support finding.** Evidence supporting the required finding will be reviewed by the Zoning Administrator and may consist of any of the following:
 - (1) No existing buildings or support structures are located within the geographic area proposed to be served by the applicant's facility;
 - (2) Existing buildings or support structures are not of sufficient height to meet the applicant's operational or engineering requirements; or
 - (3) The applicant's proposed facility would create electromagnetic interference with an existing structure, or the existing antenna array on an existing building or support structure would create interference with the applicant's proposed antenna array.
- E. **Requirements for building-mounted facilities.** Unless shielded from public view, the antenna array of a building-mounted facility may not extend above the highest ridge line of the roof line or parapet of an existing structure. However, whip antennas and omni-directional antennas may extend up to 15 feet above the roof line or parapet of an existing structure.
- F. **Requirements for multiple-use facilities.**
 1. A multiple-use facility shall not be located on a street light standard that is less than 25 feet in height.
 2. The antenna array on a multiple-use facility may be approved to extend up to 15 feet above the height of the primary use (e.g., 15 feet above the required height of athletic field lights).

17.50.320 - Tents

- A. **Exemption from Temporary Use Permit.** The use of a tent for a temporary event or other purpose shall require a Temporary Use Permit, unless all of the following provisions are met:
 1. **Commercial, industrial, public, or semi-public land uses.** The site is developed with commercial, industrial, public, or semi-public land uses, and:

- a. **Not over 800 square feet.** The area covered by tents does not exceed 800 square feet;
 - b. **Not in street setback.** No tent is located in any setback (e.g., front or corner side) adjacent to a street; and
 - c. **Not longer than 36 hours.** No tent is located on the site for more than 36 hours at a time, and on the site for more than five times within any 30-day period.
2. **Residential uses.** The site is developed with residential uses, and:
- a. **Not over 800 square feet.** The area covered by tents does not exceed 800 square feet;
 - b. **Not in street setback.** No tent is located in any setback (e.g., front or corner side) adjacent to a street; and
 - c. **Not longer than 36 hours.** No tent is located on the site for more than 36 hours at a time and on the site more than twice in one calendar year.
- B. **Compliance with Section 17.61.040.** If required, the Temporary Use Permit shall be granted in compliance with Section 17.61.040.

17.50.330 - Tobacco Retail Sales

- A. **1,000-foot separation required.** No significant tobacco retailer shall be located within 1,000 feet of a sensitive land use (e.g., game arcade, Internet access studio, library, licensed child day-care facility [excluding a small or large family day-care use], park and recreation facility, public or private school, or theater, as any of those land use types may be defined in Article 8 (Glossary)).
- B. **How to measure separation.** The distance between any structure used as a significant tobacco retailer and another structure used as a sensitive land use shall be measured in a straight line, without regard to intervening structures, from the closest property line of the structure used as a significant tobacco retailer to the closest property line of another structure used as a sensitive land use.
- C. **Operation standards.**
- 1. The tobacco retailer shall comply with all applicable local, State, and Federal laws regarding the advertising, display, or sales of tobacco products.
 - 2. Only store employees shall have immediate access to the tobacco products and/or tobacco paraphernalia.
 - 3. No person under 18 years of age may distribute, exchange, or sell tobacco products.
 - 4. Sampling of tobacco products by individuals less than 18 years of age shall be prohibited.

17.50.340 - Transit-Oriented Development (TOD)**A. Applicability.**

1. The standards of this Section provide for a mixture of commercial, high-density residential, mixed-use, public, and semi-public uses in close proximity to light rail stations, encouraging transit usage in conjunction with a safe and pleasant pedestrian-oriented environment.
2. These standards emphasize intensification of development and reduced reliance on motor vehicles.
3. These standards shall apply to new development projects located within 1,320 feet (1/4 mile) of a light-rail station platform. Within the Central District, these standards shall apply to the area identified on Figure 3-5 - Central District Transit-Oriented Area.

B. Prohibited land uses. The following nontransit-oriented land uses, as these land uses are defined in Article 8 (Glossary of Technical Terms and Land Use Types), are prohibited:

1. Drive-through businesses;
2. Large recycling facilities;
3. Vehicle services - sales and leasing; (except for sales and leasing - limited);
4. Vehicle services - service stations;
5. Vehicle services - washing and detailing; (except washing and detailing, small-scale);
6. Vehicle storage; and
7. Wholesaling, distribution, and storage (including commercial and small-scale).

C. Permit requirements. A Minor Conditional Use Permit shall be required for any proposed commercial and industrial development projects with over 15,000 square feet of gross floor area.

1. **Issues for review.** Minor Conditional Use Permit review shall consider the site plan of the proposed project to ensure that findings can be made that the use is compatible with transit.
2. **Required findings.** Minor Conditional Use Permit approval shall require that the review authority first make the following findings in addition to the findings required by Section 17.61.050:
 - a. The project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user.

- b. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit.
- c. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles.

E. Parking requirements.

1. Parking reductions for nonresidential development projects.

- a. **Office uses.** For the uses offices - administrative business professional and offices - governmental, the minimum amount of required off-street parking shall be reduced by 25 percent, and this reduction shall be the maximum allowed number of parking spaces.
- b. **All other nonresidential uses.** For all other nonresidential uses the minimum amount of required off-street parking shall be reduced by 10 percent, and this reduction shall be the maximum allowed number of parking spaces.
- c. **Further reduction with study.** The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit.

2. Exceeding allowable parking requirements. A project site may exceed the maximum allowable parking requirements in compliance with the following conditions.

- a. **Commercial off-street parking.** If the parking is intended to serve as commercial off-street parking. Approval of this parking shall require the granting of a Minor Conditional Use Permit in compliance with Section 17.61.050.
- b. **Shared parking.** A site may exceed the maximum allowable number of parking spaces if the parking is approved to serve as shared parking in compliance with Section 17.46.050.
- c. **Joint parking.** A site may exceed the maximum allowed number of parking spaces if the parking is approved to serve as joint parking.
 - (1) Joint parking is a type of parking that is designed to serve uses on at least two different sites.
 - (2) The joint parking provided shall not exceed the maximum required parking for the combined total parking requirements of the different individual sites.

3. Residential development projects. The following requirements apply to multi-family residential and mixed-use development projects proposing at least 48 dwelling units per acre.

- a. Residential parking shall be a minimum of:

- (1) 1 space for each unit for units with 550 square feet or less to a maximum of 1.25 spaces per unit; and
 - (2) 1.5 spaces for each unit for units with over 550 square feet to a maximum of 1.75 spaces per unit.
- b. The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit in compliance with Section 17.61.050.
 - c. The cap includes the minimum parking requirement as well as the requirement for guest parking.
 - d. City Permits for overnight parking shall not be allowed.
 - (1) City Permits for overnight parking on City streets shall not be issued for residential development projects built in compliance with these regulations.
 - (2) Residential tenants shall be advised of the unavailability of on-street overnight parking permits.
 - e. Guest parking shall be provided as required by Table 4-6 (Off-Street Parking Space Requirements). The number of guest parking shall not exceed the minimum required.

F. Development projects within the CG zoning district.

1. **1/4 mile of the Allen Street Station.** For development projects located within 1/4 mile of the Allen Street Station, multi-family uses are conditionally permitted, shall contain a minimum of 50 dwelling units, and shall have a maximum allowable density of 48 units per acre. The Conditional Use Permit shall also establish the appropriate setbacks.
2. **Between 1/4 and 1/2 mile of the Allen Street Station.** For development projects that are located between 1/4 of a mile and 1/2 mile of the Allen Street Station, and require a Conditional Use Permit for a project over 25,000 square feet of gross floor area, the additional findings identified in Subsection C., above, shall not be required, but shall be used to guide the review of the project and the development of appropriate conditions.
3. **Further reductions.** The parking requirements may be further reduced through a parking demand study and the issuance of a Minor Conditional Use Permit in compliance with Section 17.61.050.

17.50.350 - Urban Housing

- A. Applicability.** The development standards of this Section shall apply to the following:
1. Residential development projects utilizing a density greater than 48 dwelling units per acre.
 2. Development projects located within the CD zoning district.
 3. Development projects located outside the CD zoning district, but designated for transit-oriented development around light-rail stations.
- B. Density and height standards.** The density and height standards for an urban housing development project shall be in compliance with the underlying zoning district.
- C. Setbacks required.** In order to provide suitable amounts of air, light, and open space, the following setbacks shall be required:
1. Front and corner side: In compliance with the underlying zoning district.
 2. Side and rear:
 - a. Ten-foot minimum.
 - b. Through the Design Review process, the side and rear setbacks may be reduced if the reduction results in a larger courtyard.
- D. Street entries required.** Residential dwelling units located adjacent to the street shall have direct entries from the street.
- E. Open space required:**
1. A minimum of 30 percent of the net floor area of the structure shall be provided as open space.
 2. The minimum dimension of any open space shall be six feet in any direction. Private balconies, at-grade patios, rooftop gardens (including upper level terraces), and the portion of a front or corner side yard setback that is greater than the minimum requirement may be counted as open space.
 3. Not more than 35 percent of the total open space may be met by counting balconies.
 4. Planter balconies that are two feet or less in width shall not be counted as open space.
- F. Courtyard requirement.** There shall be a ground-floor landscaped courtyard that shall be a minimum of 20 feet in any direction. Balconies may project up to four feet into the courtyard.
- G. Courtyard opening required.**

1. **Opening required.** For structures with 75 feet of street frontage or more, the street side of the structure shall have an opening into a landscaped courtyard.
2. **Minimum height of opening.** This opening shall be a minimum of 50 percent of the overall height of the structure but not more than 25 feet.
3. **Minimum width of opening.**
 - a. The width of the opening shall be a minimum of 10 feet.
 - b. If the depth of the structure opening is more than 30 feet, the minimum width of the opening shall be increased by one foot for every three feet of depth above 30 feet.
4. **Multiple frontages.** For structures with multiple frontages, the Design Review process shall determine which frontages shall have an opening in compliance with Section 17.61.030.
5. **Modification through Design Review.** The requirements of this Subsection may be modified through the Design Review process.
6. **Gate transparency.** Any gate placed across the courtyard opening shall have a minimum of 75 percent transparency.

F. Parking and Driveways.

1. **Location of parking.**
 - a. Parking areas shall be provided either at grade, semi-subterranean, or subterranean.
 - b. Parking areas (e.g., provided at grade or semi-subterranean) shall not abut the front or corner side street elevations. Only completely subterranean parking facilities may be located within the front or corner side setbacks. All other parking areas shall be located behind the habitable living space required by Subparagraph c., immediately below.
 - c. Each dwelling unit contiguous to a front or corner side street elevation shall have a habitable living space on the ground floor that is a minimum of 12 feet in depth, measured from the interior wall closest to the street.
2. **One space per unit on-site.** For new development projects, parking shall be provided in compliance with Table 4-5 (Off-Street Parking Space Requirements – multi-family dwelling units) and there shall be a minimum of one off-street parking space for each residential unit located on the subject site.
3. **Guest parking required.** Guest parking shall be provided for the residential units in compliance with Table 4-5 (Off-Street Parking Space Requirements – multi-family dwelling units).

4. **Other spaces may be located off-site.** All other parking spaces designed to serve the residential units may be located off-site with a long-term parking lease agreement in compliance with Subsection 17.46.020 I. (Location and ownership).
 5. **Distance requirements.** Off-site parking for residential units shall meet the distance requirements for commercial customer/visitor spaces in compliance with Subsection 17.46.020 I.(Location and ownership).
 6. **Conversion of existing structures.** Conversions of existing structures (including additions) may provide parking for residential units off-site as long as they meet the distance requirements and there is a long term parking lease agreement all in compliance with Subsection 17.46.020 I.(Location and ownership).
 7. **Driveway location.** Driveways shall be located not more than five feet from a side property line. The review authority (i.e., Design Commission, Planning Director) may modify the location of a driveway to preserve a street tree or tree located on the site.
- G. Landscaping required.** All areas of the subject site not devoted to lot coverage, driveways, or walkways shall be properly landscaped and maintained in compliance with Chapter 17.44 (Landscaping).
- H. Balconies.**
1. Balconies may project no closer than six feet to an interior or rear property line and four feet into a front or corner side setback.
 2. Balconies shall have a minimum dimension of six feet in order to count as required open space.
 3. Balconies that are designed to project over the public right-of-way shall have prior approval from the Department of Public Works.
- I. Fences and walls.**
1. Fences and walls located along a street frontage are limited to four feet in height.
 2. Fences and walls located within rear and interior side setbacks are limited to six feet in height.
 3. Projects with rear and interior side yards located adjacent to commercial uses may have a fence or wall height up to eight feet.
 4. Fences located within front and corner side setbacks shall have a minimum of 50 percent transparency.
 5. Fence height shall be measure from the existing grade.

J. Overnight parking permits not allowed.

1. City Permits for overnight parking on City streets shall not be issued for residential development projects built in compliance with this Section.
2. Residential tenants shall be advised of the unavailability of on-street overnight parking permits.

K. Urban noise levels.

1. Residents of an urban housing development project shall be notified that they are living in an urban area and that the noise levels may be higher than in a typical residential area.
2. The signature of the residents shall confirm receipt and understanding of this information.

L. Loading and unloading of household goods. If the loading and unloading of furniture and household goods for residential dwelling units is to occur on the street, it shall be limited to the hours of 9:00 a.m. to 2:00 p.m. and 7:00 p.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends.**17.50.360 - Vehicle Sales and Repair Services****A. Applicability.** Vehicle repair, when it is accessory to vehicle sales, shall meet the additional standards identified in this Section.**B. Distance Requirement.** In the CG-1 district, vehicle repair shall be located a minimum of 500 feet from another vehicle repair use. This requirement shall be measured from property line to property line.**C. Lot size.** In the CG-1 district, vehicle repair uses shall have a minimum lot size of 15,000 square feet.**D. Maximum floor space.** The floor space dedicated to vehicle repair shall be limited to a maximum of 40 percent of the lot area.**E. Servicing of trucks and industrial equipment prohibited.** No servicing of trucks in excess of one and one-half ton capacity or industrial equipment of any type or character shall be allowed.**F All repair activities located within an enclosed structure.**

1. All hydraulic hoists and pits, and all equipment for greasing, lubrication, and allowed repairs shall be enclosed entirely within a structure.
2. All areas or structures used for vehicle repair shall be located or soundproofed to prevent annoyance or detriment to surrounding properties.

G. Limited hours and days of operation.

1. All vehicle/equipment repair uses and related activities shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
 2. The hours of operation or allowed days shall not be modified through a Conditional Use Permit.
- H. Allowed on-site for repair only.** Damaged or wrecked vehicles shall not be stored on-site for purposes other than repair.
- I. On-site parking requirements.**
1. In order to ensure that adequate parking is provided on-site and that the potential for parking in the public right-of-way is minimized, on-site parking shall be provided at a minimum ratio of four spaces per 1,000 square feet of gross floor area.
 2. Workstation/service bays used for the repair of vehicles shall not be credited toward meeting the on-site parking requirement.
 3. Queuing lanes to workstation/service bays shall not be credited toward meeting the on-site parking requirement.
- J. Parking only allowed on-site.** All vehicles that are repaired and are waiting to be picked up by the owner of the vehicle shall be parked on-site and not in adjoining streets or alleys.
- K. Do not face abutting residential parcels.** All new structures constructed for vehicle/equipment repair shall be constructed so that the entrances to individual workstation/service bays do not face abutting residential parcels or the public rights-of-way.
- L. Discarded vehicles and parts to be removed.** All discarded vehicle parts or equipment, or permanently disabled, dismantled, or junked vehicles shall be removed from the premises within 30 days of arrival.
- M. Old tires to be stored in solid wall enclosure.** Tires taken in on trade that have no more than salvage value shall be stored in a solid wall enclosure.

17.50.370 - Work/Live Units

- A. Applicability.** This Section provides standards for work/live and artists lofts/studios, including the reuse of existing nonresidential structures to accommodate work/live opportunities. Work/live quarters are especially intended for the use and occupation of artisans, artists, and individuals practicing similar professions as well as their families.
- B. Design standards.**
1. **Floor area requirement.**
 - a. A work/live unit shall have a minimum floor area of least 1,250 square feet.

- b. The maximum size of the residential portion of the work/live unit shall be 30 percent of the unit or 400 square feet, whichever is less, in order to ensure that the residential portion remains an accessory to the primary commercial use.
 - c. A ground-level work/live unit with street frontage shall devote the initial 25 feet of floor area depth to commercial activity.
 2. **Unit access.** Where there are multiple work/live units within a single structure, each unit shall be physically separated from other units and uses within the structure, and access to individual units shall be from a common open space, corridor, hallway, or other common access area.
 3. **Internal integration of the work/live unit.**
 - a. There shall be direct access between the working and living spaces within the work/live unit.
 - b. There shall be no separate entrance to the living space by a separate door. All access to the living space shall be from the working space.
 - c. The working space shall not be leased separately from the living space; conversely the living space shall not be leased separately from the working space.
 - C. **Occupancy and employees.**
 1. At least one full-time employee of business activity occupying the work/live unit shall also reside in the unit; conversely at least one of the persons living in the live portion shall work in the work portion.
 2. The business activity occupying the work/live unit may utilize nonresident employees, as necessary.
 - D. **Prohibited land uses.** The following shall not be allowed in a work/live unit:
 1. Adult businesses;
 2. Motor vehicle maintenance and repair; and
 3. Welding and/or machining.
 - E. **Hazardous Materials.** All uses with hazardous materials shall comply with the California Fire Codes and other applicable codes.
 - F. **Mix of land uses.** An appropriate mix of land uses shall be established through the Conditional Use Permit process, in compliance with Section 17.61.050.
 - G. **Compliance with City inspection program required.**
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1. In order to ensure that a work/live unit continues to be operated as a bonafide work/live unit, all work/live units shall be subject to the City's quadrennial inspection program, if leased or rented, in compliance with Municipal Code Section 14.16.030.
 2. For a work/live unit that is owner-occupied or has been converted to a condominium, the units would be subject to the City's inspection program at the time each unit is resold.
- H. Business License required.** The occupants of the work/live units shall maintain a valid City Business License in order to ensure that the primary use remains a commercial use.
- I. Inclusionary housing requirements.** The construction of work/live units shall be subject to the inclusionary housing requirements of Section 17.42.040 (Inclusionary Unit Requirements).
- J. Environmental assessment required.**
1. Reuse of an existing structure shall require environmental assessment of the site.
 2. The written assessment report shall be submitted as part of the Conditional Use Permit application.

